

**Request for Offers to Purchase Real Property and Improvements
Located at 2nd and Lafayette Streets, Columbus, IN**

Lot 1, 3.34 Acres, Offering Price: \$425,000

Lot 2B, 4.94 Acres, Offering Price: \$670,000

Lot 3, 1.24 Acres, Offering Price: \$137,500

The City of Columbus, Indiana Redevelopment Commission (CRC) is soliciting offers subject to I.C. 36-7-14-22 to purchase and renovate three parcels of property or any portion thereof owned by the Columbus Redevelopment Commission located in the core downtown area approximately at 2nd and Lafayette. A map showing the property is attached to this offering sheet along with the legal description of the property, and a tour of the property may be scheduled by contacting Douglas Pacheco, Project Consultant for the Columbus Redevelopment Commission, 123 Washington St, Columbus, IN 47201 (812) 376-2500, dougpacheco_redevelopment@yahoo.com.

The Property

The property is located at the southeast corner of 2nd and Lafayette Streets in Columbus, IN. See Exhibit A attached.

Proposal Evaluation Criteria

The CRC will select the highest and best offer, but reserves the right to reject any or all offers, subject to I.C. 36-7-14-22. In determining the highest and best offer, the CRC will consider the following factors:

1. The size and character of the improvements proposed to be made by the bidder.
2. The bidder's plans and ability to improve the real property with reasonable promptness.
3. Whether the real property when improved will be sold or rented.
4. The bidder's proposed sale or rental prices.
5. If the bid is submitted by a trust (as defined in IC 30-4-1-1(a)), the bid must identify:
 - a. the Beneficiaries of the Trust
 - b. The Settlor empowered to revoke or modify the trust.
6. The experience, financial, and organizational capacity of the bidder in successfully planning and completing development projects of a similar type and scale.
7. The experience of the individuals who are to manage the project.
8. The overall quality of the submission.

9. The extent to which the proposed development is consistent with the CRC's redevelopment goals.
10. The market and financial feasibility of the project, including whether the property will be resold or rented.
11. Any public incentives requested.
12. The ability of the bidder to secure necessary project financing.
13. Parking facilities
14. The proposed purchase price.

The CRC may contract with a bidder in regard to these factors listed, and the contract may provide for the deposit of surety bonds, the making of good faith deposits, liquidated damages, the right of repurchase, or other rights and remedies if the bidder fails to comply with the contract.

Proposal Selection

Proposals shall be opened and read aloud at the designated public meeting of the CRC. The proposals will be reviewed by the CRC and/or its designee. The CRC may ask for additional information or detail from any of the entities submitting proposals and may elect to interview some or all of the entities submitting proposals.

At the conclusion of the review process, the CRC will select the highest and best proposal, or reject all proposals at a public meeting. If no proposal offers the Offering Price, the CRC must wait at least thirty (30) days before it may amend any of its terms including Offering Price.

The CRC or its designee will negotiate an agreement for the sale and development of the real estate based on the proposal submitted by the selected entity. The CRC will consider the negotiated contract and if it finds the agreement to be acceptable, it will authorize the execution of the agreement and the sale of the real estate. If the designee is unable to negotiate an agreement or the CRC determines that the agreement negotiated is not acceptable, the CRC may instruct the designee to attempt to negotiate an agreement with the entity submitting the next highest and best proposal.

CRC's Goals

The CRC seeks to preserve and improve this existing property through development. The CRC's development goals for the property are a mixed use property including:

- Ground floor for commercial use
- Any one of or combination of the following: hotel, market rate apartment complex,

townhomes, condos

- On-site parking with minimum requirements consistent with the Zoning Ordinance requirements for the uses provided independent of current zoning district
- Creative use of greenspace
- A construction architecture that compliments existing downtown businesses and increases downtown interest and activity
- Placement of any buildings along street frontage consistent with downtown usage and current zoning and land use regulations
- Maintain People Trail along southern part of property; however, CRC is open to discussion of relocating portions of the People Trail

The CRC's "CDRC Multifamily Reduced Scope Market Study," (July 2014) should be taken into account with respect to preferred uses. This document can be found on the City's website:

www.columbus.in.gov/redevelopment.

CRC's Participation

The CRC is currently implementing a complimentary project that will enhance the marketability and value of this property. The State Street Corridor Project currently underway is an economic development project to improve the neighborhood of East Columbus by the renovation of sidewalks, street lighting, street scape improvements, and a people trail and bridge project, along with bike paths and street crosswalk improvements commencing at the intersection of Mapleton and State Street (S.R. 46), and continuing north across the intersections of Hawcreek Blvd (Central Ave) 2nd Street/3rd Street and terminating just west of Lafayette and 3rd Streets. The State Street projects directly adjoins Second Street by way of intersection at Second and State Streets. These two projects create a fluid development corridor which contribute to one another both aesthetically and economically.

Preparation and Submission of Proposals

A. Content of Proposal

Any proposal submitted must contain the following information:

1. Name, address, email and phone number of the entity submitting the proposal.
2. Name, address, email and phone number of the person submitting the proposal on behalf of the entity making the proposal. The relationship of the person submitting the proposal to the

entity must be described as well, along with the authority of the person to act on behalf of the entity.

3. Name, address, email and phone number of the contact person if different from the person submitting the proposal.
4. The identity of the members of the development team including planners, architects, engineers and marketing personnel as applicable. Please provide background for each team member.
5. Financial information for the entity making the proposal in sufficient detail to demonstrate the entity's capability to complete the project.
6. A conceptual plan for the development of the property including the following:
 - a. Projected uses of the building;
 - b. Public infrastructure improvements needed;
 - c. How the development complements and interacts with the surrounding area;
 - d. How the site will be accessed; and
 - e. How parking needs will be met.
7. A proposed schedule for development of the property.
8. A proposed bid price for the purchase of the real estate.
9. A description of any financial participation requested by the CRC and the City of Columbus.
10. All entities submitting a proposal must certify that the entity has not entered into a combination or agreement relative to the price to be bid by any person, to prevent a person from bidding, or to induce a person to refrain from bidding, and that the entity's bid is made without reference to any other bid.
11. The market the entity making the proposal seeks to reach, including type of users expected.
12. The estimated rents or sale prices for the commercial or residential units.

B. Form of Proposal

1. Seven copies of the proposal need to be submitted and one electronic copy in PDF format on CD-ROM.
2. The proposal must be signed by an authorized representative of the entity submitting the proposal.
3. All proposals shall be submitted in a sealed envelope. The envelope must be labeled with the entity's name and address and the words "Second and Lafayette Project" on the outside of the envelope.
4. If the proposal is sent through the mail or delivery system, the sealed envelope should be enclosed in a separate envelope with the notation "Proposal Enclosed" on the face of the

envelope.

5. Proposals must be received by the Columbus Redevelopment Department, City of Columbus, 123 Washington Street, Columbus, IN 47201 no later than December 1, 2015 at 4:30 p.m.
6. No facsimiles or emails of the proposal will be accepted.
7. All proposals submitted are a matter of public record except for information submitted in the proposal specifically labeled as confidential as allowed by Indiana law.
8. Late or lost proposals due to mail service inadequacies, traffic, or similar reasons will not be considered. Proposals received after the designated time will not be considered.
9. The CRC reserves the right to accept or reject any and all proposals and to have informalities and/or waive irregularities in the selection process.
10. Any entity submitting a proposal may upon written request modify or withdraw their proposal at any time prior to the time the proposals are to be opened.
11. The proposals will be opened in public by the Redevelopment Commission at a public meeting on December 1, 2015 at 5:00 p.m. in the Council Chambers of City Hall, located at 123 Washington St. Columbus, IN 47201.
12. All requests for clarification to the request for proposals must be received at least one week before the opening date to allow for the issuance of any addendums that might be necessary. Any oral communication will be considered unofficial and non-binding. Any entity submitting a proposal shall rely on written responses issued by Doug Pacheco. Requests for clarification shall be made in writing directly to Doug Pacheco at the address listed above or doug pacheco_redevelopment@yahoo.com

Exhibit A

